

SECTION 152 BLOCK 1 LOT 32.8

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

(This Page is Part of the Instrument)

PRINT OR TYPE: BLACK INK ONLY

TED BUHL

TO

DANIEL J. MILLER
CAROL A. MILLER

RECORD AND RETURN TO:
(Name and Address)

FRANK T. McCUE, JR., ESQ.
P. O. Box 173
WASHINGTONVILLE, N.Y. 10992

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 068554 DATE 12-28-87 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20 Blooming Grove
CH22 Chester
CO24 Cornwall
CR26 Crawford
DP28 Deerpark
GO30 Goshen
GR32 Greenville
HA34 Hamptonburgh
HI36 Highland
MK38 Minisink
ME40 Monroe
MY42 Montgomery
MH44 Mount Hope
NT46 Newburgh (T)
NW48 New Windsor
TU50 Tuxedo
WL52 Wallkill
WK54 Warwick
WAS6 Wawayanda
WO58 Woodbury
MN09 Middletown
NC11 Newburgh
PJ13 Port Jervis
9999 Hold

SERIAL NO. _____
Mortgage Amount \$ _____
Exempt Yes _____ No _____
3-6 Cooking Units Yes _____ No _____
Received Tax on above Mortgage
Basic \$ _____
MTA \$ _____
Spec. Add. \$ _____
TOTAL \$ _____

CHECK ☒ CASH ☐ CHARGE ☐

MORTGAGE TAX \$ _____

TRANSFER TAX \$ 56-

RECORD. FEE \$ 17-

REPORT FORMS \$ 5-

CERT. COPIES \$ _____

MARION S. MURPHY
Orange County Clerk

by:

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on the 28th day of
Dec. 1987 at 9:01
O'Clock A. M. in Liber/Film 2860
Read at page 18 and examined.

Marion S. Murphy
County Clerk

RECEIVED

DEC 28 1987
REAL ESTATE
TRANSFER TAX
ORANGE COUNTY

NOTARY PUBLIC
COUNTY OF ORANGE
I, Donna L. Benson, Notary Public for the County of Orange, do hereby certify that the ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.



July 11, 2007 Donna L. Benson
COUNTY CLERK OF THE SUPREME COURT, ORANGE COUNTY

LIBER 2860 pg 18

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 24th day of December, nineteen hundred and 1955
BETWEEN TED BUHL, residing at 1 Cornwall Avenue, Cornwall on Hudson,
New York 12520,

party of the first part, and

DANIEL J. MILLER and CAROL A. MILLER, ^{HIS WIFE} residing at Toleman
Road, Washingtonville, New York 10992,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN----- dollars,
lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the

SEE SCHEDULE A ATTACHED HERETO AND MADE
A PART HEREOF

C

SCHEDULE A

All that certain piece or parcel of land lying, situate and being in the Town of New Windsor, Orange County, New York, as shown on a map entitled "Ted Buhl Airstrip Parcel Final Subdivision Plan" said map having been filed in the Orange County Clerk's Office on September 26, 1985 as Map No. 7261, being more particularly described as follows:

BEGINNING at a point in the westerly line of Toleman Road where said line is intersected by the northerly line of Piper Drive, as shown on the above-referenced map, running thence, the following courses:

1. Along the westerly line of Toleman Road, S 21° 10' 40" W, 25.00' to a point;
2. Along the center line of Piper Drive, said line being the division line between the parcel herein described and Lots #5 & 6, as shown on the above referenced map, N 68° 49' 20" W, 77.35' to a point;
3. Still along the same, N 64° 14' 20" W, 174.36' to a point;
4. Still along the same on a curve to the right having a radius of 162.5' a distance of 238.24' to a point;
5. Still along the same N 19° 45' 40" E, 239.00' to a point;
6. Along the division line between the parcel herein described and lot #7, as shown on the above referenced map, N 58° 50' 10" E, 70.00' to a point;
7. Still along the same, N 19° 45' 40" E, 107.00' to a point;
8. Still along the same, N 78° 06' 25" E, 105.87' to a point;
9. Along Lands now or formerly of Kanis, S 19° 59' 45" W, 270.00' to a point;
10. Still along said lands, S 60° 17' 00" E, 133.59' to a point;
11. Along lands now or formerly of Miller, S 25° 45' 40" W, 310.13' to a point in the northerly line of Piper Drive;
12. Along said line, S 64° 14' 20" E, 86.33' to a point;
13. Still along said line, S 68° 49' 20" E, 76.74' to the point or place of BEGINNING.

CONTAINING 2.51 Acres of land, more or less.

Subject to the rights of others over the portion of Piper Drive as shown on the above referenced filed map, lying within the above described parcel.

It is the intent herein that no right of ingress and egress over Piper Drive to Toleman Road shall be conveyed to the grantees.

The premises are also shown and described on a certain map prepared by Elias D. Gravas, L.S. filed September 26, 1985 in the Orange County Clerk's Office as Map No. 7261.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


TED BUHL

STATE OF NEW YORK, COUNTY OF ORANGE

On the 24th day of December 1987, before me personally came

TED BUHL

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.



FRANK T. McCUE, JR.
Notary Public, State of New York
Reg. No. 41200
Qual. Exp. 12/31/89
Commission Expires August 31, 1989

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Margain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No.

TO

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

FRANK T. McCUE, JR.
ATTORNEY AT LAW
POST OFFICE BOX 173
WASHINGTONVILLE, N.Y. 10982

Remove this space for use of Recording Office.

LIBER 2860 PG 22

A 201

Standard N.Y.S.D. Form 2007
Replaces & adds to, with consent against grantor's note - Ind. or Corp.

DATE OF DEED

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

853614023

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 13th day of NOVEMBER, nineteen hundred and eighty five
BETWEEN TED BUHL, residing at 1 Cornwall Avenue, Cornwall on Hudson,
Town of Cornwall, County of Orange, State of New York,

party of the first part, and

DAVID LARKIN, residing at 76 North Cole Avenue, Spring
Valley, New York 10977, and KATHRYN LARKIN, his wife.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN----- dollars,

lawful money of the United States, and other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the

ALL that certain plot, piece or parcel of land, situate,
lying and being in the Town of New Windsor, County of
Orange and State of New York and designated as Lot # 4
on a subdivision map entitled "Ted Buhl - Airstrip Parcel",
prepared by Elias D. Grevas, L. S. and filed in the Orange
County Clerk's Office on September 26, 1985 as Map No. 7261.

SUBJECT to a utility easement to Central Hudson Gas & Electric
Corp. dated _____ and recorded in the Orange County Clerk's
Office on 9/23/85 in Liber 2416 and Page 276.

This conveyance is subject to a Private Road Maintenance
Declaration dated October 21, 1985 and recorded in the Orange
County Clerk's Office on 11-4-85 in Liber 2434 at Page
306 the obligations of which shall run with the land and are
hereby ASSUMED by the Grantee herein as a condition of ownership
of this lot.

BEING a portion of premises conveyed by Marlil Holding Inc. to
Ted Buhl by deed dated 11-1-84 which was recorded in the
Orange County Clerk's Office on 11-30-84 in Liber 2307
at page 144.

LIBER 2441 PG 84

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
the above described premises to the center lines thereof,
TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to
said premises,
DO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or
assigns and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:

Ted Buhl
TED BUHL
David Larkin
DAVID LARKIN
Kathryn Larkin
KATHRYN LARKIN

2/24/44